

APPRAISAL REPORT

Prepared For:

Jacob Tchamagian
Re: BBC Group NV LLC & BBC Group CA LLC
6825 West Russell Road Suite 115
Las Vegas, Nevada 89118

Prepared By:

Daniel C. Watson
2531 Woodson Avenue
Henderson, Nevada. 89052

Member: Certified Appraisers Guild of America

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Summary

On August 3, 2022 I personally inspected the listed personal property at 725 South Green Valley Parkway #150 Henderson, Nevada also included is the restaurant located at 2146 Colorado Boulevard Los Angeles California based on photographs and verbal descriptions. This was done at the request of Jacob Tchamanian.

Value

Fair Market Value

The fair market replacement value for the personal property is:

\$38,475.00

This is not the appraisal report. The appraisal report must be read in its entirety.

Condition of Appraisal

The value stated in this report is based on the best judgment of the appraiser given the facts and conditions available at the date of the valuation.

The use of this report is limited to the purpose of determining the value of the personal property for bankruptcy liquidation purposes. This report is to be used in its entirety only.

Any additional research or testimony required by the client or the court will be billed at the current rates.

Disclosure of the contents of this report is governed by the Standards and Practices of the Certified Appraisers Guild of America.

Certification of Report

It should be noted that Daniel C. Watson is a disinterested party in this matter. No prohibited fee was assessed for this report.

Daniel C. Watson has successfully completed the personal property appraiser certification program with the Certified Appraisers Guild of America and is a member in good standing. This report was prepared in accordance with the Standards and Practices of the Certified Appraiser Guild of America, which has review authority of this report.

Daniel C. Watson has personally examined the subject property inventory list. The statements of fact contained in this report are true and correct to the best knowledge and belief of the appraiser.

Daniel C. Watson owned Las Vegas Auction, Inc. from 1974 to April 2008 and Nellis Auction from December 2010 to November 2012 and has varied experience as an auctioneer since 1975 and as an appraiser since 1976. Mr. Watson currently is an independent auctioneer and appraiser.

Daniel C. Watson CAGA
Tax ID 527-78-3329

Purpose of the Report

The purpose of this report is to determine Fair Market Value for bankruptcy liquidation purposes.

Method of Valuation

The method of valuation for this report is Fair Market Value based on comparable items sold at Nellis Auction and other local auction houses in the last two years, internet sales and the use of on line advertisement prices.

Definition of Value

Fair Market Value

Under the United States Treasury regulation 1.170-1© Fair Market Value is defined as:

The price at which the property would change hands between a willing buyer and a willing seller, neither being under compulsion to buy or sell and both having reasonable knowledge of relevant facts.

Basis of Appraisal

Valuation Date

The date of valuation for determining value is August 3, 2022.

Limitations of Property

There were no limitations on use or disposition of this property.

Description

See attached list – Attachment “A”

Factors Affecting Value

Marketability

This merchandise is the type of items that would have a limited group of potential buyers.

Condition

The general condition of this inventory is fair.

Analysis

This merchandise is in fair condition and would sell to a limited group of potential bidders. The following listed prices are based on comparison to similar items sold by Nellis Auction and other local auction houses within the last two years, on line advertisements and also the use of price guides.

Appraiser Qualifications

Daniel C. Watson, CAGA
2531 Woodson Avenue
Henderson, Nevada 89052

Education

Graduate Personal Property Appraiser

Personal property appraiser education program
December 2009

Certified Appraisers Guild of America

Personal property appraiser certification program
February 1994

Authorized Nevada Motor Vehicle Dealer

1995-2008

Missouri Auction School

Auctioneer
January 1978

Northern Arizona University

Flagstaff, Arizona
B. S. Biochemistry
May 1971

Work Experience

Auctioneer and Appraiser

Forty-eight years as an Auctioneer selling a variety of furniture, antiques, jewelry, collectibles, art, restaurant equipment, medical equipment, tools, store inventories, firearms, electronics, boats, aircraft, vehicles and heavy equipment in the Las Vegas area. We sold U. S. Bankruptcy Liquidations, Clark County Public Administrator Estate and bank foreclosure auctions.

Attachment "A"

725 South Green Valley Parkway Unit 150 Henderson:

1. (5) PLASTIC PATIO TABLES \$50.00
2. (14) PLASTIC PATIO CHAIRS 70.00
3. (3) 30"x48" DINING TABLES 135.00
4. (9) 30" x 24" DINING TABLES 270.00
5. (28) DINING CHAIRS 560.00
6. (5) BACKLESS BAR STOOLS 100.00
7. MANITOWOC ICE HEAD 525.00
8. 8' STAINLESS STEEL DRY STORAGE CABINET 475.00
9. STAINLESS STEEL UTILITY CART 100.00
10. TURBO AIR UNDERCOUNTER 2-GLASS DOOR REFRIGERATOR 950.00
11. (2) NEMCO TABLE TOP STEAM WELLS 150.00
12. (35) PLASTIC TRAYS 17.50
13. WARING PANINI SUPREME SANDWICH PRESS 275.00
14. 48" TRUE SANDWICH PREP TABLE 600.00
15. AMERICAN RANGE SALAMANDER BROILER 575.00
16. OLD HICKORY BAR B QUE MACHINE ROTISSERIE SMOKER 3,000.00
17. (2) 60" TRUE STAINLESS STEEL UNDERCOUNTER 2-DOOR REFRIGERATORS 1,600.00
18. VOLLRATH MODEL 46436 PAN REFRIGERATOR / ICE DUMP 750.00
19. SINGLE STATION CASH REGISTER 80.00
20. (2) TELEPHONES 30.00
21. (2) 6' STAINLESS STEEL WORK TABLES 150.00
22. 36" IDEAL CHAR-GRILL 400.00
23. SR DG 16v TURBO GAS GYRO ROTISSERIE 800.00
24. AMERICAN RANGE DEEP FRYER 450.00
25. STAINLESS STEEL UTILITY CART 50.00

Attachment "A" Continued

26. 8' STAINLESS STEEL WORK TABLE 125.00
27. (4) 8' WALL MOUNT STAINLESS STEEL SHELVES 180.00

28. ROLLING FLOUR BIN	40.00
29. 8'x10" BUSH REFRIGERATION WALK-IN REFRIGERATOR	1,800.00
30. (8) NSF WIRE SHELF UNITS	440.00
31. ROLLING TRAY RACK	60.00
32. DUNAGE RACK	20.00
33. STAINLESS STEEL 2-HOLE POT SINK	425.00
34. ROLLING WASTE GREASE STORAGE CONTAINER	100.00
35. (2) LADDERS	50.00
36. (2) 5' WALL MOUNT STAINLESS STEEL SHELVES	80.00
37. STAINLESS STEEL 3-HOLE DISH SINK	475.00
38. SECTION OF LOCKERS (6)	125.00
39. ASSORTED PLASTIC & STAINLESS STEEL INSERTS	200.00
40. ASSORTED POTS & UTENSILS	200.00
41. 8' WELLS 3-HOLE STEAM TABLE	650.00
42. (2) MOP BUCKETS	30.00
43. 2-DRAWER FILE CABINET	5.00
44. SMALL SAFE	50.00
45. COMPUTER	75.00
46. EPSON PRINTER	25.00
47. MICROWAVE OVEN	30.00
48. (2) WINCO SOUP WARMERS	90.00
49. (4) 55" TVS	440.00
50. VULCAN DOUBLE CONVECTION OVENS	2,500.00
51. 8' WELLS 2-HOLE STEAM TABLE	600.00

Attachment "A" continued

Sub-Total \$20,977.50

2146 Colorado Boulevard L.A.:

52. (3) 30"x48" DINING TABLES	135.00	
53. (9) 30"x24" DINING TABLES	270.00	
54. (28) DINING CHAIRS	560.00	
55. (5) BACKLESS BAR STOOLS	100.00	
56. MANITOWOC ICE HEAD	525.00	
57. 8' STAINLESS STEEL DRY STORAGE CABINET	475.00	
58. STAINLESS STEEL UTILITY CART	100.00	
59. TURBO AIR UNDERCOUNTER 2-GLASS DOOR REFRIGERATOR	950.00	
60. (2) NEMCO TABLE TOP STEAM WELLS	150.00	
61. (35) PLASTIC TRAYS	17.50	
62. WARING PANINI SUPREME SANDWICH PRESS	275.00	
63. 48" TRUE SANDWICH PREP TABLE	600.00	
64. AMERICAN RANGE SALAMANDER BROILER	575.00	
65. OLD HICKORY BAR B QUE MACHINE ROTISSERIE SMOKER	3,000.00	
66. (2) 60" TRUE STAINLESS STEEL UNDERCOUNTER 2-DOOR REFRIGERATORS	1,600.00	
67. VOLLRATH MODEL 46436 PAN REFRIGERATOR / ICE DUMP	750.00	
68. SINGLE STATION CASH REGISTER	80.00	
69. (2) TELEPHONES	30.00	
70. (2) 6' STAINLESS STEEL WORK TABLES	150.00	
71. 36" IDEAL CHAR-GRILL	400.00	
72. SR DG 16v GYRO ROTISSERIE	800.00	
73. AMERICAN RANGE DEEP FRYER	450.00	
74. STAINLESS STEEL UTILITY CART	50.00	

Attachment "A" Continued

75. (4) WALL MOUNT STAINLESS STEEL SHELVES	180.00
76. ROLLING FLOUR BIN	40.00
77. 8'x10' BUSH WALK-IN REFRIGERATOR	1,800.00
78. (8) NSF WIRE SHELF UNITS	440.00

79. ROLLING TRAY RACK	60.00
80. DUNNAGE RACK	20.00
81. STAINLESS STEEL 2-HOLE POT SINK	425.00
82. ROLLING WASTE GREASE STORAGE CONTAINER	100.00
83. (2) 5' WALL MONUT STAINLESS STEEL SHELVES	80.00
84. STAINLESS STEEL 3-HOLE DISH SINK	475.00
85. SECTION OF LOCKERS (6)	125.00
86. ASSORTED PLASTIC & STAINLESS STEEL INSERTS	200.00
87. ASSORTED POTS & UTENSILS	200.00
88. 8' WELLS 3-HOLE STEAM TABLE	650.00
89. COMPUTER	75.00
90. EPSON PRINTER	25.00
91. MICROWAVE OVEN	30.00
92. (4) 55" TVS	440.00
93. (2) WINCO SOUP WARMERS	90.00
Sub-Total	\$17,497.50

Grand Total \$38,475.00

Billing Statement

July 22, 2022

Jacob Tchamagian
Re: BBC Group NV LLC and BBC Group LA LLC
6825 West Russell Road Unit 115
Las Vegas, Nevada 89118

RE: Personal Property Appraisal /

2.34 hours @ \$75.00 per hour=\$175.00)

APPRAISAL FEE \$175.00

PLEASE REMIT TO: Daniel C. Watson
2531 Woodson Avenue
Henderson, Nevada 89052

Paid in Full!